

IN RE: PETITION FOR SPECIAL EXCEPTION
32/5 Pulaski Highway, 1280' SW
of the c/l of Mohrs Lane
(9800 Pulaski Highway)
15th Election District
6th Councilmanic District
Irvin F. Hawkins, et ux
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 92-42-X

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioners herein request a special exception to use the subject property for a sports center, including golf driving range, baseball batting range and miniature golf courses, all as more particularly described on Petitioner's Exhibits 1, 2 and 3.

The Contract Purchasers, Anthony B. and John E. Sala, appeared, testified and were represented by Lee N. Sachs, Esquire. Also appearing but not testifying were Irvin F. and Dorothy Hawkins, owners of the subject property. David S. Thaler and Alan Scoll, with D. S. Thaler and Associates, Engineering and Landscape Architects, also appeared on behalf of the Petitioners. There were no Protestants.

Testimony indicated that the subject property, known as 9800 Pulaski Highway, consists of 21.42 acres more or less split zoned B.R.-C.S.-1, B.R.-I.M., M.L.-I.M., and M.L.-C.S.-1, and is presently unimproved. Petitioners are desirous of constructing an 1800 sq.ft. building for use as office and retail space, with associated recreational uses, on the B.R.-C.S.-1 and B.R.-I.M. zoned portion of the site. Petitioners also desire to construct batting cages, a lighted driving range, miniature golf courses and associates uses. At the time of the hearing, Petitioners had not received CRG approval for the proposed facility. Accordingly, Petitioners submitted three different site plans for the proposed use, marked Petition-

er's Exhibits 1, 2 and 3. The proposed 40-tee driving range is an "interim use" proposed for the property until such time as public water and sewer facilities become available to the site. This involves the 11.84 acres to the rear of the subject site, zoned M.L.-I.M., which is designated as an "Interim Use Area" on Petitioner's Exhibits 1, 2, and 3. Testimony indicated the uses proposed are permitted in the M.L. zones, pursuant to the granting of this special exception; however, such interim uses shall be discontinued and the special exception, if granted, shall expire within one (1) year after such time as public water and sewer facilities become available to the site. To support their request, Petitioners submitted a letter from Gene L. Neff, Director of the Baltimore County Department of Public Works, dated August 19, 1991, which indicates that such public facilities are not planned for this site within the next six years. Said letter has been marked Petitioner's Exhibit 4. The testimony and evidence presented satisfied all the requirements of Section 502.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) which are a predicate to granting the relief requested.

It is clear that the B.C.Z.R. permits the use proposed in the B.R.-C.S.-1, B.R.-I.M. and M.L.-C.S.-1 zones by special exception. It is equally clear that the proposed use would not be detrimental to the primary uses in the vicinity. Therefore, it must be determined if the conditions as delineated in Section 502.1 are satisfied.

The Petitioner had the burden of adducing testimony and evidence which would show that the proposed use met the prescribed standards and requirements set forth in Section 502.1 of the B.C.Z.R. The Petitioner has shown that the proposed use would be conducted without real detriment to the neighborhood and would not adversely affect the public interest.

The facts and circumstances do not show that the proposed use at the particular location described by Petitioner's Exhibit 1 would have any adverse impact above and beyond that inherently associated with such a special exception use, irrespective of its location within the zone. Schultz v. Pritts, 432 A.2d 1319 (1981).

The proposed use will not be detrimental to the health, safety, or general welfare of the locality, nor tend to create congestion in roads, streets, or alleys therein, nor be inconsistent with the purposes of the property's zoning classification, nor in any other way be inconsistent with the spirit and intent of the B.C.Z.R.

After reviewing all of the testimony and evidence presented, it appears that the special exception should be granted with certain restrictions as more fully described below.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested in the special exception should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 14 day of October, 1991 that the Petition for Special Exception to use the subject property for a sports center, including golf driving range, baseball batting range and miniature golf courses, as described on Petitioner's Exhibits 1, 2 and 3, be and is hereby GRANTED, subject to the following restrictions:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

2) The Petitioners shall satisfy and comply with all CRG comments and shall provide written proof of compliance to the Zoning Commissioner's Office for review and inclusion in the case file prior to the issuance of any permits.

3) Petitioners shall satisfy and comply with all Zoning Plans Advisory Committee comments submitted hereto and incorporated herein as part of the record prior to the issuance of any permits.

4) Petitioners shall provide adequate barriers to prevent any golf balls from travelling onto any adjoining property.

5) All lighting on the subject property shall be directed away from any residential property in the surrounding area.

6) When applying for any permits, the site plan and/or landscaping plan filed must reference this case and set forth and address the restrictions of this Order.

7) The Petitioner has thirty (30) days from the date of this Order to take an appeal of this Decision. In the event that the Petitioner does not appeal this Decision, then by virtue of no appeal being taken, the Petitioner hereby consents and agrees to be bound by the restrictions stated above.

IT IS FURTHER ORDERED that the special exception granted herein for the 11.84 acres to the rear of the subject site, zoned M.L.-I.M. and identified as "Interim Use Area" on Petitioner's Exhibits 1, 2 and 3, shall cease and terminate within one (1) year of the date that public water and sewer facilities become available to this particular parcel. Until such time as this special exception expires, said parcel shall comply with any and all restrictions imposed herein.

TIMOTHY M. KOTROCO
Deputy Zoning Commissioner

Petition for Special Exception

to the Zoning Commissioner of Baltimore County

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Exception under the Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property for sports center, including golf driving range, baseball batting range and miniature golf courses in a BR District and in an ML District.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

ANTHONY B. SALA
(Type or Print Name)
Signature
2309 Weathervane Road
Address
Baltimore, Maryland 21234
City and State

Attorney for Petitioner:

LEE N. SACHS, ESQUIRE
(Type or Print Name)
Signature
341 N. Calvert Street
Address
Baltimore, Maryland 21202
City and State

Attorney's Telephone No.: (301)685-0111

Legal Owner(s):

IRVIN F. HAWKINS
(Type or Print Name)
Signature
DOROTHY E. HAWKINS
(Type or Print Name)
Signature
930 Middle River Road
Address
Baltimore, Maryland 21202
City and State

Name, address and phone number of legal owner, contract purchaser or representative to be contacted
LEE N. SACHS, ESQUIRE
Name 341 N. Calvert Street
Baltimore, MD 21202 (301)685-0111
Address Phone No.

ORDER RECEIVED FOR FILING

By: 10/9/91
By: bp



ESTIMATED LENGTH OF HEARING - 1/2HR. - 1HR.
AVAILABLE FOR HEARING
MON. - TUES. - WED. - NEXT TWO MONTHS
ALL OTHER
REVIEWED BY: 2000 DATE: 11/11

July 8, 1991

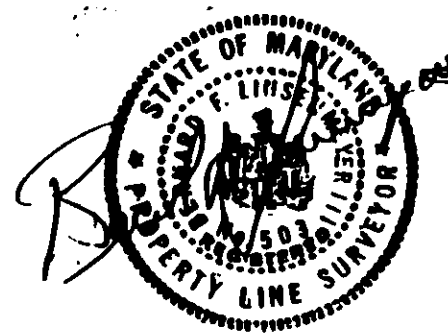
ZONING DESCRIPTION

Drive, Bat 'n' Putt Family Sports Center

Beginning at a point on the southeast side of Pulaski Highway (150 feet wide), 1280 feet from its intersection with the centerline of Mohrs Lane, said beginning point having BCOM coordinate values of North 22066, East 47314; thence, running the following courses and distances:

1. South 67 degrees 32 minutes 37 seconds East 1181.62 feet, thence,
2. South 34 degrees 10 minutes 28 seconds West 977.84 feet, thence,
3. North 47 degrees 36 minutes 40 seconds West 1215.12 feet, thence,
4. South 57 degrees 39 minutes 20 seconds West 73.01 feet, thence,
5. North 40 degrees 55 minutes 42 seconds East 635.62 feet to the point of beginning.

Containing 915,609 square feet or 21.0195 acres of land, more or less. Located in the 15th Election District.



Baltimore County Government
Department of Public Works

111 West Chesapeake Avenue
Towson, MD 21204

August 19, 1991

Mr. Lee N. Sachs
Wartzman, Omansky, Blibaum & Simons, P.A.
341 North Calvert Street
Baltimore, Maryland 21202

Subject: 9800 Pulaski Highway

Dear Mr. Sachs:

Reference is made to your August 2, 1991 correspondence relative to public sewerage and water supply facilities to the ML Zone at 9800 Pulaski Highway.

This correspondence is to confirm that public sewer facilities are not planned nor included in the six-year Capital Program.

There is a 12" public water main along the frontage of this property as shown on the site plan you provided with your letter. A fire flow over 2500 GPM is available at this location.

Very truly yours,

GENE L. NEFF, P.E.
Director of Public Works

GLN:PYR:CLW:bjk

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning

111 West Chesapeake Avenue
Towson, MD 21204

October 9, 1991

887-3353

Lee N. Sachs, Esquire
341 N. Calvert Street
Baltimore, Maryland 21202

RE: PETITION FOR SPECIAL EXCEPTION
SE/S Pulaski Highway, 1280' SW of the c/l of Mohrs Lane
(9800 Pulaski Highway)
15th Election District - 6th Councilmanic District
Irvin F. Hawkins, et ux - Petitioners
Case No. 92-42-X

Dear Mr. Sachs:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Special Exception has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact Ms. Charlotte Radcliffe at 887-3391.

Very truly yours,

TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjk

cc: Mr. Anthony B. Sala
Mr. John E. Sala
2309 Weathervane Road, Baltimore, Md. 21234

People's Counsel

File

Mr. & Mrs. Irvin F. Hawkins
930 Middle River Road, Baltimore, Md. 21220

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning

111 West Chesapeake Avenue
Towson, MD 21204

September 20, 1991

Lee N. Sachs, Esquire
341 N. Calvert Street
Baltimore, MD 21203

RE: Item No. 48, Case No. 92-42-X
Petitioner: Irvin F. Hawkins, et ux
Petition for Special Exception

Dear Mr. Sachs:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

IT WOULD BE APPRECIATED IF YOU WOULD RETURN YOUR WRITTEN COMMENTS TO MY OFFICE, ATTENTION JULIE MINIARSKI. IF YOU HAVE ANY QUESTIONS REGARDING THIS, PLEASE CONTACT HER AT 887-3391.

Very truly yours,
James E. Dyer
Chairman
Zoning Plans Advisory Committee

JED:jw

Enclosures

cc: Mr. Anthony B. Sala
2309 Weatherlane Road
Baltimore, MD 21234

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning

111 West Chesapeake Avenue
Towson, MD 21204

September 20, 1991

Your petition has been received and accepted for filing this 1st day of August, 1991.

Arnold Jablon
DIRECTOR

Received By:
James E. Dyer
Chairman,
Zoning Plans Advisory Committee

Petitioner: Irvin F. Hawkins, et ux
Petitioner's Attorney: Lee N. Sachs

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration and
Development Management

DATE: August 21, 1991

FROM: Pat Keller, Deputy Director
Office of Planning and Zoning

SUBJECT: Hawkins Property, Item No. 48

In reference to this request, staff contacted Alan Scoll of D.S. Thaler & Associates due to our concerns regarding directional control of golf balls in relationship to property lines, forest buffer limits and wetland limitation areas. Mr. Scoll indicated that he would forward a copy of a revised plan to this office. Upon review of said plan, the Office of Planning and Zoning will provide detailed comments.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3211.

PK/JL:rdn
cc: Lee N. Sachs, Esq.
341 N. Calvert Street
Baltimore, Maryland 21203

D.S. Thaler & Associates, Inc.
7115 Ambassador Road
Baltimore, Maryland 21207
Attn: Mr. Scoll

ITEM4/2AC1

Baltimore County Government
Fire Department

700 East Joppa Road, Suite 901
Towson, MD 21204-5500

August 5, 1991

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204

Re: Property Owner: IRVIN F. HAWKINS
Location: 8875 EULASAT RD
Item No. 48
Date: August 13, 1991

Comments:

Thruout to your request, the referenced property has been surveyed in this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plan for the property.

5. The building and structure existing on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1988 edition prior to occupancy.

Approved: [Signature]
Special Inspection Division

Fire Prevention Bureau

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration and Development Management

DATE: August 20, 1991

FROM: Robert W. Bowling, P.E.

RE: Zoning Advisory Committee Meeting
for August 13, 1991

The Developers Engineering Division has reviewed the subject zoning items and we have no comments for Items 29, 38, 50 and 51.

For Item 48, a County Review Group Meeting is required.

For Items 46 and 47, the previous County Review Group Comments are still applicable.

Robert W. Bowling/DWK
ROBERT W. BOWLING, P.E., Chief
Developers Engineering Division

RWB:c

PLEASE PRINT CLEARLY

NAME	ADDRESS
ALAN SCOLL	7115 AMBASSADOR RD BALT MD 21207
ANTHONY B. SALA	2110 QUAD AVE BALTO MD 21237
JOHN E. SALA	930 HILLVIEW RD BALTO MD 21220
IRVIN F. HAWKINS	

NOTICE OF HEARING

CERTIFICATE OF PUBLICATION

THIS IS TO CERTIFY, that the annexed advertisement was published in the NORTHEAST TIMES BOOSTER and the NORTHEAST TIMES REPORTER, weekly newspapers published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on Aug 29, 1991.

NORTHEAST TIMES BOOSTER and the NORTHEAST TIMES REPORTER

Publisher

NOTICE OF HEARING

CERTIFICATE OF PUBLICATION

TOWSON, MD. Aug 30, 1991

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on Aug 29, 1991.

THE JEFFERSONIAN,

S. Zube O'Brien
Publisher

Baltimore County
Zoning Commissioner
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

receipt

Date: 9/2/91

Account: R-001-6150
Number

Cashier Validation

Please Make Checks Payable to Baltimore County

Baltimore County
Zoning Commissioner
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

receipt

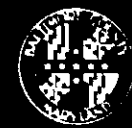
Date: 9/2/91

Account: R-001-6150
Number

Cashier Validation

Please Make Checks Payable to Baltimore County

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning



111 West Chesapeake Avenue
Towson, MD 21204

SS7 3353

DATE: 9/9/91

COPY

Anthony B. Sala
2309 Weatherlane Road
Baltimore, Maryland 21234

RE:
Case Number: 92-42-X
38/3 Pulaski Highway, 1280' SW of c/1 Mohr Lane
9800 Pulaski Highway
15th Election District - 6th Councilmanic
Legal Owner(s): Irvin F. Hawkins, et al
Contract Purchaser(s): Anthony B. Sala
HEARING: MONDAY, SEPTEMBER 26, 1991 at 9:00 a.m.

Dear Petitioner(s):

Please be advised that \$ 11.54 is due for advertising and posting of the above captioned property.

THIS FEE MUST BE PAID AND THE ZONING SIGN & POST SET(S) RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT ISSUE. DO NOT REMOVE THE SIGN & POST SET(S) FROM THE PROPERTY UNTIL THE DAY OF THE HEARING.

Please make your check payable to Baltimore County, Maryland. Bring the check and the sign & post set(s) to the Zoning Office, County Office Building, 111 W. Chesapeake Avenue, Room 113, Towson, Maryland fifteen (15) minutes before your hearing is scheduled to begin.

ZONING COMMISSIONER
BALTIMORE COUNTY, MARYLAND

cc: Lee N. Sachs, Esq.

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning



111 West Chesapeake Avenue
Towson, MD 21204

SS7 3353

AUGUST 12, 1991

NOTICE OF HEARING

COPY

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland 21204 as follows:

Case Number: 92-42-X
38/3 Pulaski Highway, 1280' SW of c/1 Mohr Lane
9800 Pulaski Highway
15th Election District - 6th Councilmanic
Legal Owner(s): Irvin F. Hawkins, et al
Contract Purchaser(s): Anthony B. Sala
HEARING: MONDAY, SEPTEMBER 26, 1991 at 9:00 a.m.

Special Exception for a sports center, including golf driving range, baseball batting range and miniature golf courses.

J. Robert Harris

Zoning Commissioner of
Baltimore County

cc: Irvin and Dorothy Hawkins
Anthony B. Sala
Lee N. Sachs, Esq.

WARTZMAN, OMANSKY, BLUBAUM, & SIMONS, P.A.

ATTORNEYS AT LAW
Baltimore, Maryland 21202
Telephone: 410-685-1111
FAX: 410-685-4229

August 2, 1991

Mr. Anthony Sala
2309 Weatherlane Road
Baltimore, Maryland 21234

RE: 9800 Pulaski Highway

Dear Tony:

I am pleased to report that the Zoning Technician accepted our Petition on Thursday morning, and the matter is now in the hearing routine. Shortly we will be assigned a date for the hearing before the Zoning Hearing Officer, and, of course, we will prepare for that hearing.

It will be several weeks, however, before that hearing takes place.

Please call if you have any questions.

Very truly yours,

Lee N. Sachs
Lee N. Sachs

LNS/cmr/57843.04

Unsubstantiated
Source: Baltimore
County Data

D.S. THALER & ASSOCIATES, INC.

7015 AMBASSADOR ROAD • BALTIMORE, MARYLAND 21207
(410) 944-1500 • (410) 944-5647 • FAX (410) 944-5644
February 17, 1992

Mr. Timothy M. Kotroco
Deputy Zoning Commissioner
400 Washington Avenue
Old Court House
Suite 113
Towson, Maryland 21204

RE: Drive, Bat "N" Putt
Family Sports Center
(Hawkins Property)
Petition for Special Exception
Case No. 92-42-X

Dear Mr. Kotroco:

The purpose of this letter is update your file and note compliance with Item No. 2 of the approved Petition for Special Exception which you granted on October 9, 1991. Item 2 requires that "the Petitioners shall satisfy and comply with all CRG comments and shall provide written proof of compliance to the Zoning Commissioner's Office for review and inclusion in the case file prior to the issuance of any permits." To that end, we are including with this letter copies of the CRG approval from the Department of Public Works dated January 13, 1992, a photocopy of the CRG stamp and signatures from the signed Plan as well as a copy of the minutes of the CRG meeting which took place on November 21, 1991.

We are also enclosing a redline markup of the original Petitioner's Exhibit No. 3, as referenced in the Findings from the case. This redline delineates the most significant revisions to the Exhibit that were required for CRG approval. The changes indicated are essentially the result of comments from two agencies: The Department of Environmental Protection and Resource Management ("DEPRM"), Environmental Impact Review Division, and the Zoning Office. The following corrections were made:

1. The proposed nine (9) batting cage structure and the maintenance building were moved away from the tract boundary on the north side of the site to the comply with a 30-foot building setback.

CIVIL ENGINEERS • SITE PLANNERS • SURVEYORS • LANDSCAPE ARCHITECTS

page 2
Mr. Timothy M. Kotroco
February 17, 1992

2. The proposed 100 square foot maintenance shed was included in the density calculations as part of the proposed density, thereby increasing the proposed square footage from 1800 to 1900 square feet.
3. The orientation of the driving range tee area and the consequent limits of clearing were revised as subject to review by DEPRM and were approved as shown. Details regarding acreages and locations are not for wetland mitigation and reforestation are not shown in full detail on the redline plan in order to maintain clarity. A copy of the approved CRG plan is herewith enclosed so that all particulars will be on record in your files.

Thank you for your consideration.

Should you have any questions, please do not hesitate to contact this office.

Very truly yours,

D.S. THALER & ASSOCIATES, INC.

Alan E. Scott
Alan E. Scott, R.L.A.

AES/gfl

cc: David S. Thaler, P.E., L.S.
James A. Markie, Jr., P.E.
Lee N. Sachs, Esquire
Anthony Sala

Baltimore County Government
Department of Public Works



111 West Chesapeake Avenue
Towson, MD 21204-6604

January 13, 1992

Mr. Anthony B. Sala
7110 Quad Avenue
Baltimore, Maryland 21237

RE: Drive, Bat "N" Putt Family Sports Center
District 15 C6

Dear Mr. Sala:

Enclosed is a signed copy of the Approved Plan. This development proposal may be further processed according to the following schedule:

The Final Development Plan, if applicable, is to be submitted to the Office of Planning and Zoning for review and approval.

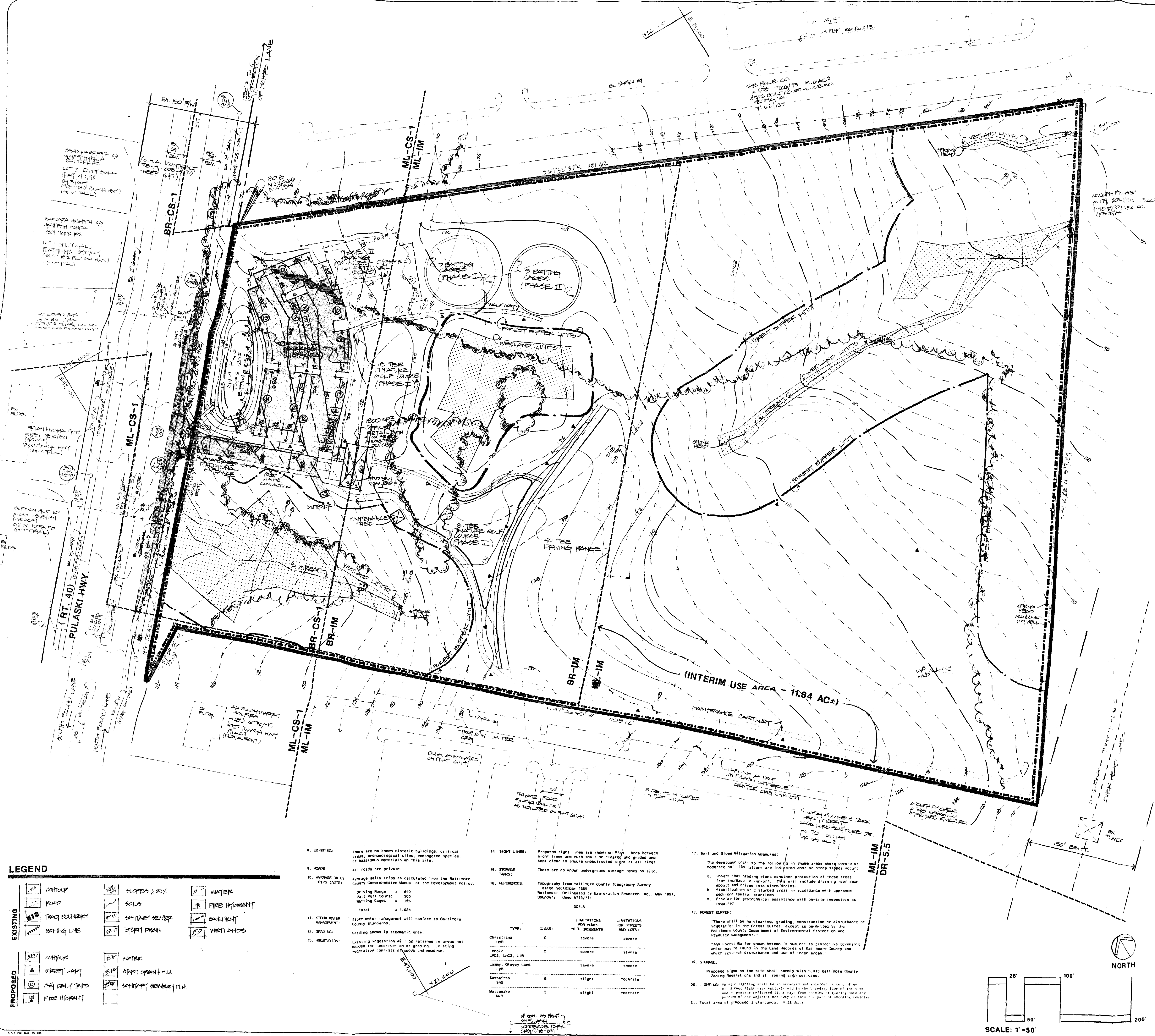
The calculation of the Public Works Agreement fee has been reduced from the 21.42 acres +/- of the site to reflect approximately 4.9 acres +/- of proposed disturbed area. A certified or cashier's check in the amount of \$3,044.00, payable to Baltimore County, Maryland, must be submitted to this office to cover processing of construction and right-of-way drawings up to the contract phase.

Please prepare your quantity and cost estimate based on the enclosed marked-up approved plan. Also indicate with your submittal the name or names in which the property title is held, the deed reference recordation number, and the date of deed recordation. When submitting to this office, include the enclosed marked-up plan (sent to your engineer) with the check and estimate for the preparation of the required agreement. The Agreement will be prepared and forwarded to the owner for execution.

Construction drawings for the applicable Public Works requirements must be approved by the Department of Public Works prior to release of any building permit applications.

Upon execution of the Public Works Agreement and approval of sediment control and storm water management plans, grading permits and building permits may be considered for release by this office.

Upon approval of sediment control and storm water management plans, grading permits and building permits may be considered for release by this office.



LEGEND

EXISTING	PROPOSED
CONTOUR	CONTOUR
ROAD	STREET LIGHT
PROPERTY BOUNDARY	NEW PLANTINGS
BUILDING LINE	FIRE HYDRANT
SLOPES 2:5	WATER
SOILS	FIRE HYDRANT
SEWER MAIN	FIRE HYDRANT
STORM DRAIN	FIRE HYDRANT
VEGETATION	FIRE HYDRANT

EXISTING

1. THERE ARE NO KNOWN HISTORIC BUILDINGS, CRITICAL AREAS, ARCHAEOLOGICAL SITES, ENDANGERED SPECIES, OR SENSITIVE MATERIALS ON THIS SITE.

2. ALL ROADS ARE PRIVATE.

3. AVERAGE DAILY TRIPS (ADT):

4. AVERAGE DAILY TRIPS AS CALCULATED FROM THE BALTIMORE COUNTY COMPREHENSIVE MANUAL OF THE DEVELOPMENT POLICY:

5. CIRCULATING RANGE: 400

6. PUTT PUTT COURSE: 300

7. BATTING CAGES: 1200

8. TOTAL: 1,020

9. STORM WATER MANAGEMENT: STORM WATER MANAGEMENT WILL CONFORM TO BALTIMORE COUNTY STANDARDS.

10. GRADING: GRADING SHOWN IS SCHEMATIC ONLY.

11. VEGETATION: EXISTING VEGETATION WILL BE RETAINED IN AREAS NOT REQUIRED FOR CONSTRUCTION OR GRADING. EXISTING VEGETATION CONSISTS OF TREES AND SHRUBS.

12. LIGHT LINES: PROPOSED LIGHT LINES ARE SHOWN ON PLAN. AREA BETWEEN LIGHT LINES AND CURB SHALL BE CLEARED AND GRADED AND NEAR CLEAR IN ORDER UNOCCUPIED RIGHT OF WAY LINES.

13. STORAGE TANKS: THERE ARE NO KNOWN UNDERGROUND STORAGE TANKS ON SITE.

14. REFERENCES: TOPOGRAPHY FROM BALTIMORE COUNTY TOPOGRAPHY SURVEY: 1980; DATE: 10/1/80; BY: BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT.

15. TYPE: CLASS: LIMITATIONS FOR HOMES WITH ADJACENTS: LIMITATIONS FOR STREETS AND LOTS:

16. TYPE: CLASS: LIMITATIONS FOR HOMES WITH ADJACENTS: LIMITATIONS FOR STREETS AND LOTS:

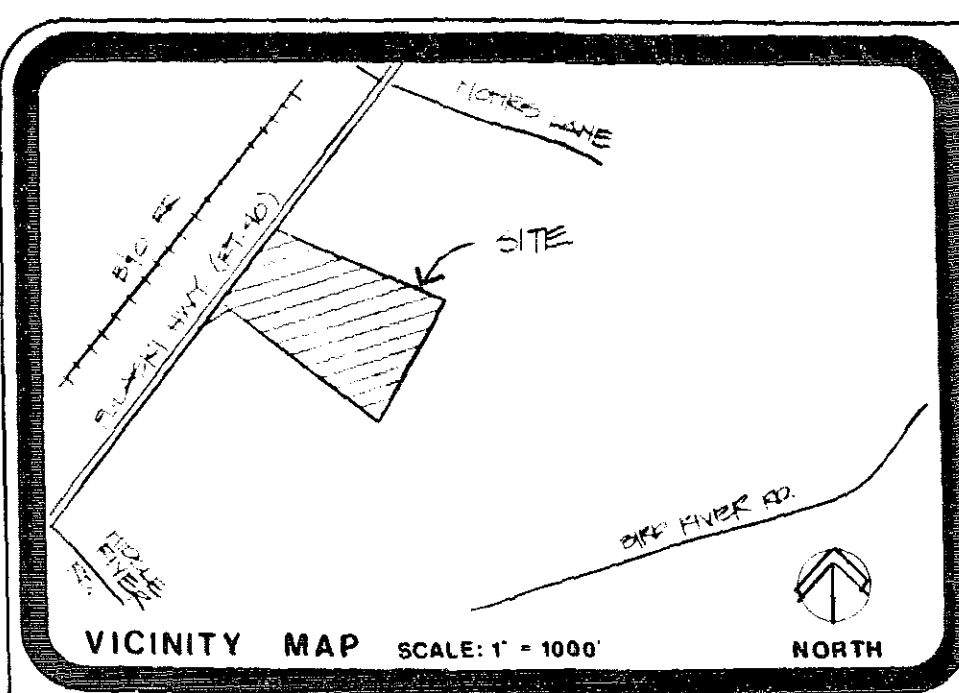
17. TYPE: CLASS: LIMITATIONS FOR HOMES WITH ADJACENTS: LIMITATIONS FOR STREETS AND LOTS:

18. TYPE: CLASS: LIMITATIONS FOR HOMES WITH ADJACENTS: LIMITATIONS FOR STREETS AND LOTS:

19. TYPE: CLASS: LIMITATIONS FOR HOMES WITH ADJACENTS: LIMITATIONS FOR STREETS AND LOTS:

20. TYPE: CLASS: LIMITATIONS FOR HOMES WITH ADJACENTS: LIMITATIONS FOR STREETS AND LOTS:

21. TYPE: CLASS: LIMITATIONS FOR HOMES WITH ADJACENTS: LIMITATIONS FOR STREETS AND LOTS:



GENERAL NOTES

1. DEVELOPMENT: DRIVE, BAT 'N' PUTT FAMILY SPORTS CENTER

2. APPLICANT: Anthony B. Sala, 7110 Quail Avenue, Baltimore, Maryland 21237

3. OWNER: The B. & J. Family, 1000 West River Road, Baltimore, Maryland 21220

4. SITE: 17.00 AC ±

5. TAX: 1980-1981: 15,000.00; 1982-1983: 15,000.00; 1984-1985: 15,000.00

6. TAX MAP: 22, 1000.00

7. CDD PLAN: 17.00 AC ±

8. PREPARED BY: D.S. Thaler & Assoc., Inc., 7110 Quail Avenue, Baltimore, Maryland 21237

9. GENERAL DATA: Elevation: 10.00; Contour Interval: 1.00; Horizontal Datum: NAD 83; Vertical Datum: Mean Sea Level

10. SITE INFORMATION:

A. Gross Acreage: 17.00 AC ±

B. Net Acreage: 17.00 AC ±

C. Zoning: BR-1, ML-1, DR-55

D. Density Calculations: 1.00 AC ±

E. Parking Proposed: 1000 spaces

F. Landscaping: 1.00 AC ±

G. Utilities: 1.00 AC ±

H. Other: 1.00 AC ±

I. Total: 17.00 AC ±

J. Other: 1.00 AC ±

K. Other: 1.00 AC ±

L. Other: 1.00 AC ±

M. Other: 1.00 AC ±

N. Other: 1.00 AC ±

O. Other: 1.00 AC ±

P. Other: 1.00 AC ±

Q. Other: 1.00 AC ±

R. Other: 1.00 AC ±

S. Other: 1.00 AC ±

T. Other: 1.00 AC ±

U. Other: 1.00 AC ±

V. Other: 1.00 AC ±

W. Other: 1.00 AC ±

X. Other: 1.00 AC ±

Y. Other: 1.00 AC ±

Z. Other: 1.00 AC ±

REVISIONS

NO.	DATE	DESCRIPTION
1	10/1/80	Initial Design
2	10/1/80	Revised Design
3	10/1/80	Final Design

PETITIONER'S EXHIBIT 1

DATE: 10/1/80

SCALE: 1" = 50'

DESIGNED BY: D.S. Thaler & Assoc., Inc.

DRAWN BY: D.S. Thaler & Assoc., Inc.

CHECKED BY: D.S. Thaler & Assoc., Inc.

APPROVED BY: D.S. Thaler & Assoc., Inc.

APPLICANT:
Anthony B. Sala
7110 Quail Avenue
Baltimore, Maryland 21237
288-1188

C.R.G. PLAN

DRIVE, BAT 'N' PUTT FAMILY SPORTS CENTER

EXHIBIT TO ACCOMPANY SPECIAL EXCEPTION PETITION

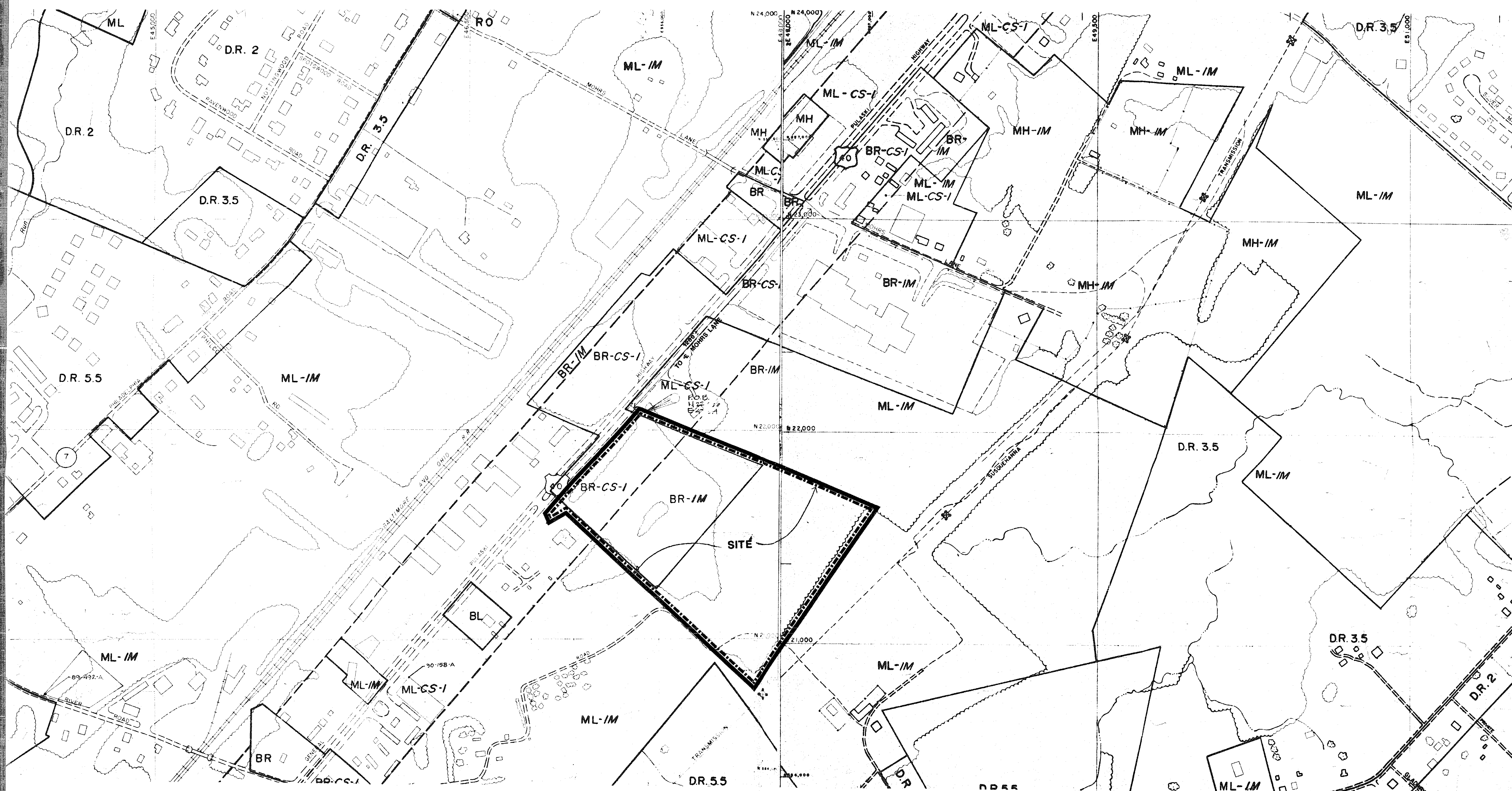
D.S. Thaler & Assoc., Inc.
CIVIL ENGINEERS
LANDSCAPE ARCHITECTS
LAND PLANNERS
7110 QUAIL AVENUE
BALTIMORE, MD 21237
(301) 944-3847

PROJECT No. 173

SHEET No. 1

PLANNING #

CRG #



92-42-X #48

EXHIBIT TO ACCOMPANY ZONING PETITION
DRIVE, BAT 'n' PUTT FAMILY SPORTS CENTER

BALTIMORE COUNTY 200 SCALE ZONING MAP NE-6H, NE6-I

D.S. THALER & ASSOCIATES, INC.
 7115 AMBASSADOR ROAD
 BALTIMORE, MARYLAND 21207
 (301) 944-3647
 JULY 1991